

NOTES:

1. ALL MAJOR WATER LINES WITHIN R.R.A. SHALL BE 6\"/>

2. ALL MAJOR SEWER LINES WITHIN R.R.A. SHALL BE 36\"/>

SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED WITHIN THE LIMITS OF THAT MAP OF WOODBINE P.D.R. DATED 8 AUGUST 1970 IS THE PROPERTY OWNED BY WOODBINE P.D.R. FROM THE MAP MOBILE BY DEED DATED 1970 AND THIS IS RECORDED IN DEEDBOOK 381 PAGE 811 OF THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA WHICH ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO THE SAID LAND.

Joseph C. Draper
JOSEPH C. DRAPER, C.E. 3468 161

APPROVING AGENCY:

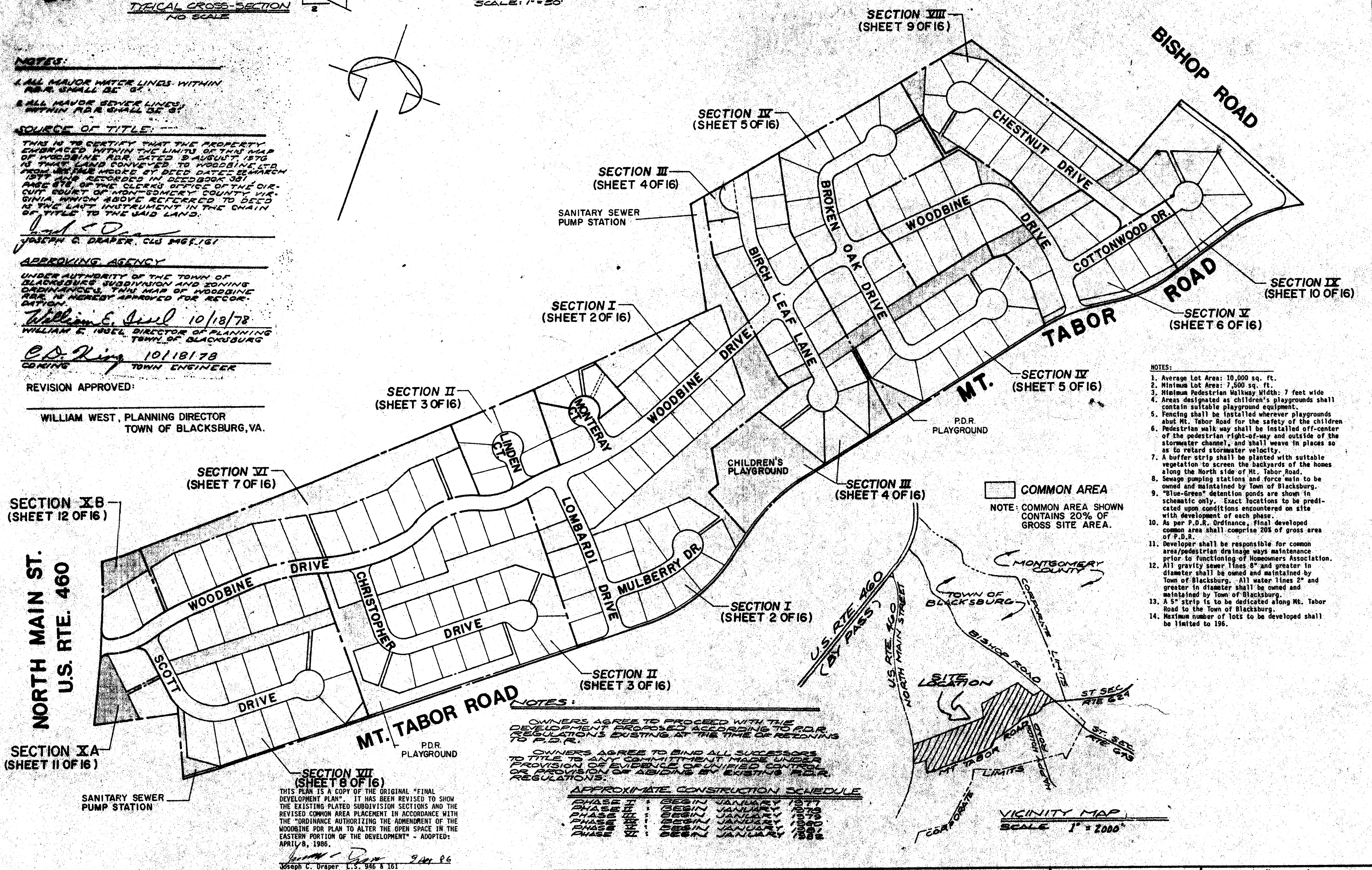
UNDER AUTHORITY OF THE TOWN OF BLACKSBURG SUBDIVISION AND ZONING ORDINANCES, THIS MAP OF WOODBINE P.D.R. IS HEREBY APPROVED FOR RECORD.

William E. Noel 10/18/78
WILLIAM E. NOEL, DIRECTOR OF PLANNING TOWN OF BLACKSBURG

C.D. King 10/18/78
C.D. KING, TOWN ENGINEER

REVISION APPROVED:

WILLIAM WEST, PLANNING DIRECTOR
TOWN OF BLACKSBURG, VA.



COMMON AREA	
SECTION I	1.3467 AC
SECTION 2	1.9225 AC
SECTION 3	1.7987 AC
SECTION 4	0.8394 AC
SECTION 5	0.8111 AC
SECTION 6	2.0177 AC
SECTION 7	0.8327 AC
SECTION 8	0.4611 AC
SECTION 9	1.3762 AC
SECTION 10A	0.4216 AC
SECTION 10B	0.4923 AC
TOTAL - 14.917	

TOTAL ACREAGE DEVELOPED	
SECTION I	15.2333 AC
SECTION 2	9.9675 AC
SECTION 3	7.8157 AC
SECTION 4	9.6390 AC
SECTION 5	6.6074 AC
SECTION 6	5.6785 AC
SECTION 7	6.8523 AC
SECTION 8	5.1048 AC
SECTION 9	3.2908 AC
SECTION 10A	1.8694 AC
SECTION 10B	8.9596 AC
TOTAL - 72.334	

- NOTES:**
1. Average Lot Area: 10,000 sq. ft.
 2. Minimum Lot Area: 7,500 sq. ft.
 3. Minimum Pedestrian Walkway Width: 7 feet wide
 4. Areas designated as children's playgrounds shall contain suitable playground equipment.
 5. Fencing shall be installed wherever playgrounds are located.
 6. Pedestrian walk way shall be installed off-center of the pedestrian right-of-way and outside of the stormwater channel, and shall weave in places so as to retard stormwater velocity.
 7. A buffer strip shall be planted with suitable vegetation to screen the backyards of the homes along the North side of Mt. Tabor Road.
 8. Sewage pumping stations and force main to be owned and maintained by Town of Blacksburg.
 9. "Blue-green" detention ponds are shown in schematic only. Exact locations to be predicted upon conditions encountered on site with development of each phase.
 10. As per P.D.R. Ordinance, final developed common area shall comprise 20% of gross area of P.D.R.
 11. Developer shall be responsible for common area/pedestrian drainage ways maintenance prior to functioning of Homeowners Association.
 12. All gravity sewer lines 8" and greater in diameter shall be owned and maintained by Town of Blacksburg. All water lines 2" and greater in diameter shall be owned and maintained by Town of Blacksburg.
 13. A 5' strip is to be dedicated along Mt. Tabor Road to the Town of Blacksburg.
 14. Maximum number of lots to be developed shall be limited to 196.

NOTES:

OWNERS AGREE TO PROCEED WITH THE DEVELOPMENT PROPOSED ACCORDING TO P.D.R. REGULATIONS EXISTING AT THE TIME OF RECORDING TO P.D.R.

OWNERS AGREE TO BIND ALL SUCCESSORS TO TITLE TO ANY COMMITMENT MADE UNDER PROVISION OF EVIDENCE OF DEED CONTROL REGULATIONS.

APPROXIMATE CONSTRUCTION SCHEDULE

PHASE I	BEGIN JANUARY 1977
PHASE II	BEGIN JANUARY 1978
PHASE III	BEGIN JANUARY 1979
PHASE IV	BEGIN JANUARY 1980
PHASE V	BEGIN JANUARY 1981
PHASE VI	BEGIN JANUARY 1982

DRAPER ADEN ASSOCIATES CONSULTING ENGINEERS	DESIGNED DRAWN CHECKED DATE DSH CBK JCD, GCT 28 APR. 1986	REVISED FINAL DEVELOPMENT PLAN WOODBINE P.D.R. CURRENT P.D.R. WITH NEW PLAYGROUND LOCATIONS	REVISIONS: 16 JUNE 1986 14 OCT 1987 22 OCT 1987	SCALE: 1" = 200' PLAN No P 4199
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TOTAL COMMON AREA OF PHASES I - X = 14.917 ACRES